

RULES AND REGULATIONS

The Rules and Regulations hereinafter enumerated as to the Association properties, the common elements, the limited common elements and the units, shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The owners shall, at all times, obey such **Rules and Regulations** and use their best efforts to see that they are faithfully observed by their families, guests, visitors, lessees and persons over whom they exercise control and supervision. Said **Rules and Regulations** are as follows:

USE, APPEARANCE AND MAINTENANCE

18.5 Commercial Activity – Homes are for residential purposes only. There shall be no retail sale of materials, goods, or products on the premise.

Open House style showings for resale are not allowed. Homes must be shown by appointment only.

Garage Sales are not allowed.

18.32 Parking - No maintenance or mechanical repairs of vehicles or boats is permitted on the properties outside of garages except in an emergency.

18.18 General Use Restrictions - The streets, sidewalks, walkways, must not be obstructed or encumbered or used for any purpose other than ingress or egress. Nor shall any carriages, bicycles, skateboards, scooters, wagons, shopping carts, chairs, benches, tables, or any other objects be left out on sidewalks, walkways, or common areas.

18.30 Nuisances - No immoral, improper, offensive, or unlawful use shall be made of Association property or any part thereof, and each Owner shall, at his own expense, comply with all city, state, and federal laws, statutes, ordinances, regulations, orders or requirements affecting his home. No unit owner, lessee, guest, or visitor shall operate in such a manner causing unreasonable annoyance, or disturbance to others.

18.33 Personal Property - Personal property of owners/lessees **shall not** be stored outside their units. Personal Property such as but not limited to Bicycles, Toys, Sports Equipment, Basketball Hoops etc shall be stored within the homes/garages when not in use. **Personal property must not be left out front at night.**

~~Car covers are prohibited.~~

18.42 Signs & Flags No political, campaign, commercial, or advertisement, signs shall be permitted. This includes but not limited to: **For Sale” and/or real estate signs.**

It's a Boy/Girl and Happy Birthday lawn signs are permitted for 48hrs only.
Graduation/Class of - signs can be displayed for 1 week only.

18.17 Garbage Cans - All homeowner's garbage cans must be stored **in the garage**.

Garbage cans are not to be out before 6pm the night before trash pick-up and **should be put away by 7pm** on the day of trash pick-up.

DO NOT OVER-FILL Trash Bins located in the mailbox or other common area.

~~**18.8 – Outdoor grilling** – Outdoor grilling is only permitted in the rear of the home. No grilling is allowed in front of home or on sidewalks and driveways.~~

18.27 LEASING OF UNITS

THE BOARD OF DIRECTORS or Manager MUST APPROVE ALL RENTALS. All rentals are required to fill out a rental application. This must be accompanied by a check for the processing fee and must be received at least twenty (20) days prior to the lease.

Any owner found leasing their home without HOA approval, will face fines of up to \$100 per day or up to \$1000.

No unit may be leased more often than **two (2) times** in any calendar year.

No subleasing or assignment of least rights by the lessee is allowed.

The Association will hold owners responsible for damage to Association's common elements by their tenants, visitors, or guests.

18.34 Pets

Pet owner's - pet must be attended and leashed at all times outside of the house.

Pets are to relieve themselves in the Pet walking areas within Bent Creek.

DO NOT ALLOW YOUR PET TO "USE" RESIDENT LAWNS.

ALWAYS PICK UP YOUR PET'S WASTE.

DO NOT leave your animals unattended on the lanais, they have a tendency to get very vocal and disturb the other residents.

All owners **MUST CLEAN UP** after their pets. This is Collier County Code and a Health Hazard and a violation of HOA.

18.20 Shutters

Storm/Hurricane shutters are not to be in place more than 72hrs prior to an impending storm and should be removed 72 hrs after the storm has passed.

Parking

Street parking is allowed but vehicle must be parked in the direction of the traffic flow for the particular side of the street. Persons shall strive to park all vehicles on the same side of the street when possible; specifically, if there are multiple parties on the same street all guests shall park on the same side of the street to allow for normal traffic flow. Vehicle shall not be parked closer than five feet (5') to a stop sign.

Vehicles shall not be parked to block a neighbor's driveway unless said neighbor as agreed to such.

Parking Violations - Parking is not permitted on the streets between the hours of 11pm-6am.

Vehicles parked on the street after 11pm will be towed at the owner's expense.
(per Florida towing laws)

I received a copy of the BCP Rules and Regulations

New owners/tenants:

Print

signature.

Print

signature.

Date: _____